

**ALTERNATE SITE ANALYSIS
VERIZON WIRELESS
COMMUNICATION FACILITY
3547 E. VICTORIA DRIVE
ALPINE, CA 91901**

PROJECT SITE/COVERAGE OBJECTIVE

The proposed project is located at 3547 East Victoria Drive, Alpine. The underlying land use designation of the proposed site is A-70, limited agriculture. The surrounding properties in the area of the proposed site are also designated A-70, limited agriculture. Currently the on-site use consists of a single family residence and business office. The proposed use is an unmanned wireless communication facility. Project site elevation is 2291 feet above mean sea level (AMSL), one of the highest points in the area. The project site and the surrounding properties designated A-70, limited agriculture, are not in preferred zones according to Section 6986 of the County Zoning Ordinance.

The project site is also occupied by three additional wireless carriers on three separate facilities, Sprint PCS, T-Mobile and Cricket. Sprint has antennas on the project monopine, T-Mobile has antennas on a flagpole, and Cricket is located on an additional monopine. Verizon is proposing to locate on the existing monopine as a co-location.

The target coverage area of the proposed site is the surrounding residential area, Interstate 8, east and west, and Alpine Boulevard south of Interstate 8. The proposed site is designed to provide sufficient coverage overlap to existing sites to handoff the signal and provide high quality, consistent network operations to Verizon Wireless customers.

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed project site is designated A-70 which is classified as Rural Use per Section 6983 R. of the County Zoning Ordinance. Hence, the proposed project site is not located in a preferred zone per Section 6986 of the County Zoning Ordinance; however, the proposed design meets the county's definition for a camouflaged wireless facility, antennas mounted on a monopine structure. The project is a co-location on an existing monopine with another wireless carrier, Sprint PCS. The existing monopine is 33.4 feet in height and the proposed co-location will add 11.8' feet for a total of 48.4' feet in height for the monopine.

The surrounding properties in the area of the proposed site are also residential uses and zoned A-70. The project is proposed as the fourth wireless carrier on the property, but is located on one of the three existing facilities. County Ordinance Section allows

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three facilities on a Rural Use property; the proposed site may need a Director's waiver to locate an additional carrier on the property.

The proposed site allows the applicant to provide coverage to Interstate 8, Alpine Boulevard south of Interstate 8, and to the surrounding residential community.

PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

WATER TANKS

There are three publicly-owned water tanks within a two-mile radius of the project site, all operated by Padre Dam Municipal Water District.

1. Water tank site #1 is .25 mile north on E. Victoria Drive with a ground elevation of 2296 feet AMSL. Although the ground elevation is higher, an intervening ridgeline to the east impedes the coverage from this location.

2. Water tank site #2 is .9 mile away at a ground elevation of 2254 feet AMSL. The water tank is built into a small depression and surrounded on all sides by mature landscaping to conceal the water tank. A ridgeline to the west is 100 feet higher in ground elevation, blocking the view to the west. Another ridgeline to the south is approximately 25 feet higher in elevation, blocking the coverage.

3. Water tank site #3 is 1.1 mile away to the south at a ground elevation of 2247 feet AMSL. Its location on the south side of Interstate 8 does not allow the full coverage allowed by the project site due to the lower elevation and the inability to get a clear view of Interstate 8.

UTILITY POLES

Utility poles exist within the area along Victoria Drive; however, the need for more than three antennas requires the project be located on a camouflage pine tree or similar stand-alone structure. The project site design requires 12 panel antennas which is not technically possible on a utility pole due to structural requirements.

COUNTY OR GOVERNMENT FACILITIES

There are no county or government facilities in the area.

COMMERCIAL OR INDUSTRIAL BUILDINGS

The closest commercial area is located on the south side of Interstate 8 on Alpine Boulevard. Due to the lower elevation of the commercial properties, coverage from any of them is compromised and inadequate compared to the project site.

COBRA STYLE STREET LIGHT

There are some cobra-style street lights located along Victoria Drive; however there none in the vicinity of the project site. The street lights are limited to the number of antenna placements available similar to the utility poles, as discussed above.

TRAFFIC SIGNAL LIGHTS

There are no traffic signal lights near the project area.

UTILITY TOWERS

There are no utility towers in the project area.

Aerial View of Alternate Sites

